

August 8, 2013 Planning Commission Agenda Comments

Correction of typos in Resolution of Approval suggested by: Jim Mosher (jimmosher@yahoo.com), 2210 Private Road, Newport Beach 92660 (949-548-6229).

Item No. 3 Tannir Residence (PA2013-110)

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Brion Jeannette Architecture, with respect to property located at 3235 Ocean Boulevard, and legally described as ~~the~~ southeasterly one-half of Lot 15 and Lot 16 of Tract 1026.

...

Facts in Support of Finding:

A-1. ... From there on, the site ~~transition~~ transitions to an approximate 1:1 slope that extends approximately 50 feet downward to the 14.0 foot contour and flattens out to Breakers Drive. ... the new residence will be facing a similar restriction ~~of to~~ redevelop within the existing building footprint on the subject site ...

A-2. The California Coastal Commission desires minimal “new” improvements on the bluff face. As a result, the existing improvements within this area need to be preserved and ~~repair~~ repaired as necessary.

...

C-2. The retaining of existing staircase on the bluff and the addition of a 12 feet, 7 inches new staircase to provide adequate access between the main dwelling and the accessory structure below will cause ~~the~~ least amount of disruption to the coastal bluff.

...

D-2. The proposed staircase will be built with wood framing on piles ~~consisting~~ consistent with the existing staircase, ...

...

E-2. The new staircase location will result ~~in~~ the least alteration to the coast bluff ...

...

F.2 The staircase will not be incompatible with the neighborhood in that all other properties along this section of Ocean Boulevard have staircases on the bluff to provide access to either Breakers Drive or Corona del Mar State Beach and the Bluff Overlay regulations ~~allowed~~ allow for staircases.

...

CONDITIONS OF APPROVAL

5. Accessory structures shall be relocated or removed if threatened by coastal erosion. Accessory structures shall not be expanded ~~and~~ but routine maintenance of accessory structures is permitted.

19. A CAL-OSH permit shall be required.

24. The new residence shall in compliance with CBC or CRC for exiting, number of stories, travel distance, and all required Fire safety and structural provisions. **[the acronym "CRC" is not defined, and I don't know what it stands for]**

28. The applicant shall comply with SCAQMD Rule 403 requirements as follows: . **[I know what it is, but the acronym "SCAQMD" is not defined]**

41. Smoke alarms shall be required on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposed, and on each dwelling level as C.F.C Section 907.2.11.2. **[the acronym "C.F.C" – I assume standing for "California Fire Code" -- is not defined, and the word "as" just before it is probably intended to read either "per" or "as defined in" – but I'm not sure which]**